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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Ruell Armstrong and wife, Bernice Armstrong, whose mailing address is 344 Millbranch Circle,
Southaven, Miss., do hereby sell, convey and warrant unto Alonzo F. Derrington and wife, Virginia M. Derrington, as joint tenants with full rights of survivorship and not as tenants in common, whose mailing address is 1970 Swinnea, Nesbit, Miss., the following land and property located and situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

A 1.307 acre tract of land being located in the NW 1/4 of Section 29, T2S, R8W, DeSoto County, Mississippi, described as follows: Beginning at the NW Corner of Section 29, T2S, R8W; thence North 84 degrees 44 minutes 00 seconds East 306.00 feet to a point; thence South 00 degrees 58 minutes 01 seconds West 193.76 feet to a point; thence South 83 degrees 51 minutes 56 seconds West 279.00 feet to a point in the present centerline of Swinnea Road and the westerly line of said section; thence North 07 degrees 00 minutes 38 seconds West 196.93 feet along the present centerline of said road and with the westerly line of said section to the point of beginning, containing 1.307 acres, more or less.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to said Grantees or their assigns any deficit on an actual proration.

THIS CONVEYANCE is subject to any and all recorded building restrictions, rights of way, easements or mineral reservations applicable to the above described property.

WITNESS the respective hand and signature of the undersigned Grantors hereto affixed on this the 12th day of August, 1987.

Ruell Armstrong
Ruell Armstrong

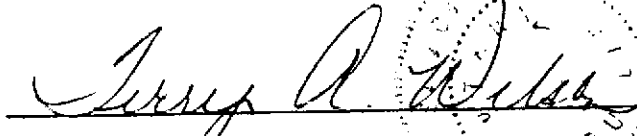
Bernice Armstrong
Bernice Armstrong

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Ruell Armstrong and wife, Bernice Armstrong, who acknowledged that they signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE this 12th day of August, 1987.


NOTARY PUBLIC

My Commission Expires:

August 4, 1990

Grantor's Address:

344 Millman Ave.
Centrales, Miss. 38671

Phone No.: 368-5620
393-6343

Grantee's Address:

9170 Swinner Road
Neshut, Miss. 38651

Phone No.: ~~363-~~
901-794-1781